

## RECORD OF PROCEEDINGS

October 20, 2016

6:00 PM  
New Albany Village Hall  
99 West Main Street, New Albany

### *I. Call to Order*

Meeting opened at approximately 6:25 pm at New Albany Village Hall with the following members present: Kimberly Burton, Dave Paul, Sarah Biggs, Jay Herskowitz, Mike Chappellear. Kimberly Burton chaired the meeting. Staff members present were Stephen Mayer, City of New Albany and Christopher Lohr and Festus Manly-Spain, City of Columbus.

### *II. Organization*

Mr. Lohr introduced Mr. Manly-Spain who will be the new staff person from Columbus.

Staff made amendment to agenda under to elect chairs.

Mr. Paul made a motion to elect Ms. Burton as Columbus co-chair, seconded by Ms. Burton . Motion passed 5-0.

Mr. Paul made a motion to elect Ms. Briggs as New Albany co-chair, seconded by Ms. Burton . Motion passed 5-0.

Mr. Paul made a motion to elect Mr. Chappellear as Plain Township co-chair, seconded by Ms. Burton . Motion passed 5-0

### *IV. Old Business*

None

### *V. New Business*

#### **5800 Central College (Z16-060):**

*Review and Action regarding a Columbus application to redevelop a 4.8 acre site located on the north side of Central College Road east of Harlem Road for use as a combination of daycare and single family detached condominium units*

<i>Acreage:</i>	<i>4.81 ac</i>
<i>Current Zoning:</i>	<i>Rural (R)</i>
<i>RFBA District:</i>	<i>Village Residential</i>
<i>Proposed Use/Zoning:</i>	<i>CPD (Daycare), PUD-4 (Single Family detached condominium</i>
<i>Applicant:</i>	<i>Paul Cugini &amp; Capoccia Builders, Inc., c/o Dave Perry</i>
<i>Property Owner(s):</i>	<i>Walker Land, Ltd, c/o Dave Perry</i>

Mr. Lohr presented the application.

Mr. Herskowitz asked if a traffic study has been completed.

Mr. Perry stated that a traffic study hasn't been done because it doesn't meet the necessary threshold. The proposed uses appear to generate nominal traffic.

Mr. Paul asked if the daycare will be for adults or children.

Mr. Perry stated that the daycare will be for childcare and that zoning regulations do not differentiate between adult and children daycare. He added that child care is typically close to neighborhoods and will provide services to the areas outside of this immediate development. He expects the daycare to potentially have up to 100 children.

Mr. Chappellear asked staff of what other developments in the immediate area have 100 foot setback.

Mr. Lohr stated Sugar Run is 100 feet from centerline.

Mr. Chappellear expressed concern that as the road grows, there will be less greenway between road and the development. He asked if the setback was appropriate with that in mind.

Mr. Lohr identified surrounding properties on the map with the same setback.

Mr. Chappellear said Central College is more of a major road than Harlem. He has concerns with deviating and its effect on the aesthetics. He is concerned with the amount of green space and the small amount of condos. He is further concerned on whether the HOA will be able to pay for grounds upkeep with such a small number of units in the development. He expressed his desire to see multi-family than a child care facility.

Mr. Perry stated that the daycare is setback 100 feet and the residential use is considerably further back. He identified other projects to the east of this site that have less than 250 feet of setback and he feels this isn't a huge deviation given the surrounding development. He added that future road widening will not be affected by this project.

Mr. Perry deferred to Mr. Cugini to address concerns about grounds upkeep and HOA.

Mr. Cugini explained that the units will be between 2,200 and 2,400 square feet big and will be sold for between \$400,000 and \$500,000 to finishes that support that price. He added that these are basically ranch units and at this price point, residents not being able to pay their HOA fee is not a concern.

Mr. Paul asked if the units will be marketed to families with small children or empty nesters.

Mr. Cugini stated that the units will be marketed towards empty nesters.

Mr. Paul asked for confirmation on the location of the playground area for the childcare center. He asked for further elaboration about traffic and drop-off area.

Mr. Cugini said he doesn't foresee drop-off being a problem.

Mr. Perry added that 50 feet from center line of the road along Central College will be deeded for public right-of-way.

Ms. Briggs asked if staff has accounted for the required number of parking spaces provided.

Mr. Perry stated that there are 31 total spots and that most users will be picking up and dropping off and not parking for a long period of time. He added that 31 spaces currently exceed code requirement.

Ms. Briggs expressed concern about the provision for adequate parking for turn-around and drop-offs.

Mr. Chappelle said they should consider providing a curb cut in the median to improve circulation.

Ms. Briggs agreed with the suggestion saying it appears the site could bottleneck as laid out now.

Mr. Herskowitz asked if it is a deal breaker if they lose a unit of residential.

Mr. Cugini said yes it is. Each unit accounts for 7% of the project.

Mr. Paul asked what the daycare hours are.

Mr. Cugini said it will operate Monday to Friday, 6am to 6pm/6:30pm.

Ms. Briggs commented she thinks there is a market for this type of unit.

Mr. Chappelle asked about impact to neighbors.

Mr. Cugini stated they are preserving trees to provide a buffer between the two uses and they are not mounding in order to save trees.

Ms. Burton commented that she likes the mix of uses and using the daycare as a buffer. She expressed concern about the access point to the daycare being close to Central College. She suggested that a curb cut would help with the site's flow and queuing. She requests that the applicant provide screening for building 1 from the daycare if they provide the curb cut. She added that the applicant also change grade to block headlights from cars. Her initial concern with the lack of open space has been alleviated since the developer is marketing the development for empty nesters and there won't be many kids in the neighborhood.

Ms. Briggs moved to approve the application with note that a license traffic engineer to examine the need for a turn lane, seconded by Mr. Paul. Motion passed 5-0.

**MOTION:** To recommend this application Z16-060 for approval.

**MOTION BY:** Mr. Briggs, seconded by Mr. Paul.

**RESULT:** Approved 5-0

## *VI. Adjournment*

With there being no further business, the meeting was adjourned at approximately 7:19 pm.